



Planning
Department
Terri Wilkinson,
AICP, Director

STAFF REPORT

Zoning/Future Land Use Map Amendments

Docket No. E-32-17

PARISH COUNCIL
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Location: 619 and 625 N. Labarre Rd.

Council District: 5

Legal Description: Lots 1, 2, 3, 4, and 5, Elvis Court Subdivision; bounded by Metairie Rd., Labarre Ln., and Elvis Court

Summary No.: 24865

PAB Hearing: 12/21/2017

Owner: 625 Labarre Rd., LLC

Council Hearing: 01/10/18

Applicant: Jim Hall

**Last Meeting Date
for Council Action:** 04/25/2018

CURRENT ZONING/FUTURE LAND USE

R-1A Single-Family Residential
District/MRTPD Metairie Ridge Tree
Preservation District (Lots 1, 2, 3, and 4)
and
C-1 Neighborhood Commercial
District/MRTPD/CPZ-PED Commercial
Parkway Pedestrian (Lot 5)

NMU Neighborhood Mixed-Use and
LMR Low-Medium Density Residential



(Figure 1: Aerial)

REQUEST

R-3 Multiple Family Residential
District/MRTPD

REASON FOR REQUEST

Demolish the existing structures and
develop the property with a 3-story, 15-
unit, condominium building with first floor

RECOMMENDATIONS

Planning Department: Approval, and that the FLU of Lots 1 and 2 (portion of proposed Lot 5A) be reclassified to NMU Neighborhood Mixed-Use, for the following reasons:

- Rezoning the petitioned property to the R-3 district will allow the owner to redevelop the property with a residential use that is compatible with permitted uses in the C-1 and R-1A districts adjacent to the property, and consistent with the existing use on the property.
- The R-3 district is appropriate due to its location on a collector street and the proximity of the petitioned property to Metairie Rd., and the commercial uses available on the corridor.
- The NMU classification is consistent with the requested R-3 district and the existing NMU classification of lots 3, 4, and 5.

Planning Advisory Board: Approval (see PAB minutes)

FINDINGS

Zoning History

1. Table 1: Zoning history of Subject Lots. (See Table 3 for additional information.)

Change	Year	Docket #	Classification
Initial Parish Zoning	1958	N/A	R-1
Parish-wide rezoning	1966	N/A	R-2 (Lots 1-4) C-1 (Lot 5)
Metairie Ridge Tree Preservation District Overlay	2005	TXT-9-04	MRTPD
Area Study (Elvis Court)	2009	ASE-4-09	R-1A (Lots 1-4)
Overlay – Commercial Parkway Overlay Zone – Pedestrian	2015	TXT-7-15	CPZ-PED (Lot 5)

Dimensional Standards

- 2. The applicant has filed a concurrent subdivision (Docket No. ES-163-17-PF) to subdivide Lots 1-5 into Lot 5A, with a waiver to the front yard setback requirements of the requested R-3 district, to permit 7.5 feet where 20 feet is required (Figure 2: Survey). The evaluation of the proposed R-3 district is based upon the subdivision of the petitioned property into Lot 5-A.
- 3. The R-3 district requires a minimum lot area per dwelling units. Proposed Lot 5-A measures 13,125 square feet in area, permitting a maximum of 15 units. The applicant has submitted in writing that the proposed multi-family development will contain 15 units. The proposed lot meets the minimum area requirements.

Compatibility or Suitability with Adjacent Area

- 4. The petitioned property is located within two zoning districts: Lots 1-4 are located within the R-1A/MRTPD and Lot 5 is located within the C-1/MRTPD/CPZ-PED. The petitioned property is developed with an existing three-story, multi-family dwelling, consisting of 8-units, located within the C-1/MRTPD/CPZ-PED and R-1A/MRTPD, and a single-family dwelling, located within the R-1A/MRTPD. The multi-family dwelling is not a permitted use in the C-1 and R-1A districts. The single-family dwelling is a permitted use in the R-1A district.
- 5. Zoning within 300 feet and actual use of land (Table 2; Figures 3 and 4: Zoning):
 - a. Properties to the north are zoned C-1/MRTPD/CPZ-PED and developed with a dentist office and learning center.
 - b. Properties to the south are zoned R-1A/MRTPD and developed with single-family dwellings. Properties to the south, across N. Labarre Rd., are zoned R-2 and developed with single- and two-family dwellings.
 - c. Properties to the east are zoned R-1A/MRTPD and developed with single-family dwellings.
 - d. Properties to the west, across N. Labarre Rd., are zoned C-1/MRTPD/CPZ-PED and developed with a restaurant and office.
- 6. Although the properties on the east side of N. Labarre Rd. are primarily within the R-1A district, the majority of those properties front on Elvis Ct. or Labarre Ln. rather than N. Labarre Rd. The majority of properties with frontage on N. Labarre Rd. are located on the west side within the R-2 district and contain a mixture of single- and two-family dwellings.
- 7. The R-1A district uses are limited to single-family dwellings and non-residential uses intended to serve the neighborhood. The C-1 district permits commercial development, primarily for the retailing of goods and the furnishing of selected services, to serve the adjacent residential neighborhood. C-1 also allows multiple-family residential above commercial uses on the ground floor in a mixed-use building.
- 8. The requested R-3 district “is composed of certain areas where it is desirable to recognize a high density of residential use” and “are situated where they may be more easily served by public and commercial services and have easier access to thoroughfares and collector streets” (Sec. 40-236). The Parish’s Thoroughfare Plan classifies Labarre Rd. as a collector street.

9. Existing uses on properties fronting on N. Labarre Rd. are of a higher residential density than the R-1A district. Further, the proposed R-3 district is situated near commercial services located on Metairie Rd., which the petitioned property would have access to.
10. When comparing setback and height requirements of the existing and proposed districts, front, rear, and side-yard setback requirements are similar, with the exception of the required front yard setback in CPZ-PED, which is a 5-foot minimum and 10-foot maximum building setback. The maximum height allowed is as follows: 35 feet in the R-1A district, 45 feet in the C-1 district, and in the R-3 district, “the width of the right-of-way of the street upon which the building or structure fronts” but “in no case shall the height of any building or structure exceed 60 feet [Sec. 40-238(a)].” (Table 4). Multiple-family dwelling may exceed the maximum height allowed if in compliance with additional criteria [Sec. 40-238(b)].
11. If approved, the petitioned property would remain within the MRTPD, but the CPZ-PED overlay, which is located only on Lot 5, would be removed since it is not intended for residential properties.

Consistency with Parish Plans

12. The proposed zoning and FLU map change are consistent with the following policies of the Comprehensive Plan (Figure 5: FLU):
 - a. Policy 6.2.1 of the Housing Element “Support housing sites, designs and related amenities which make a positive contribution to public space and neighborhood vitality.”
 - b. Policy 1.1.2 of the Land Use Element “Ensure that new development and redevelopment is compatible with existing residential neighborhoods.
 - c. Policy 3.3.6 of the Housing Element “Encourage higher residential density in areas adjacent to business districts...and in neighborhood commercial districts where higher density will not have harmful effects.”
13. The Future Land Use (FLU) designation is NMU Neighborhood Mixed-Use (Lots 3, 4, and 5) and LMR Low-Medium Density Residential (Lots 1 and 2). The NMU designation is consistent with the requested R-3 district proposed and the Metairie Rd. corridor. The NMU should be mapped on the whole of proposed Lot 5A for consistency.
14. Comments made by the Department of Public Works during the LURTC review are addressed under Docket No. ES-163-17-PF (See Table 2 for additional information.) The comments from ICE – Building and Engineering – Site Plan are informational for the applicant.

DEPARTMENT COMMENTS (LURTC) & CODE VIOLATIONS

Table 2: Land Use Review Technical Committee (LURTC) Comments		
Department	Position	Comment/Stipulation
Public Works	Not Opposed	Traffic Engineering Division finds that the sight triangles are not an issue at this time and a TIA is not required. Parkways has no comment, no landscape plan submitted. Note: nothing can be built on and/or over the 22 ft. Drainage servitude.
ICE-Building	Not Opposed	Barrier requirement will be required for any permit obtained for a three, four, or multi family dwelling which abuts single or two family zoned lots during the development phase.

Table 2: Land Use Review Technical Committee (LURTC) Comments		
Department	Position	Comment/Stipulation
Engineering-Site Plan	Not Opposed	Owner is hereby notified that all offsite improvements in the right of way (sidewalks and driveway aprons) must meet all Parish Engineering standards before any building permit can be issued. Also, the required parking for any future development must be provided on site.
Parish Attorney	Not Opposed	We will defer to the other departments for comments.
Fire	Not Opposed	

Building Violations: No violations

Zoning Violations: No violations

Table 3: History of subject property and surrounding 300 ft, within past 20-25 yrs (See Figure 3: Zoning and Zoning History)					
Fig. #	Date	Location	Request	PD/PAB Recommendation (Docket #)	Council Decision (Ordinance #)
N/A	1/15/03	Properties located within an area on the north side of Metairie Rd. between Ridgelake Dr. and Helios Ave.	R-2, C-1, C-2, RR-3 to R-1A, R-2, C-1, and GO-2	Approval/Approval (ASE-7-02)	Approval (21744)
N/A	2/2/05	Properties within the area bounded on the north by I-10 Service Rd. S., on the east by the 17 th Street Canal, on the south by Metairie Rd. and the Norfolk Southern Railroad Tracks, and on the west by N/. Labarre Rd., Metairie Rd. and Bonnabel Blvd.	MRTPD	Approval/Approval (TXT-9-04)	Approval (22419)
N/A	5/20/09	Properties bounded on the north by Metairie Rd., on the east by properties fronting on the west side of N. Labarre Rd., and Elvis Ct., on the south by Loumor Ave. as extended westward and on the west by the rear lot lines of properties fronting on the west side of Gruner Rd.	R-2 and C-1 to R-1A	Approval/Approval (ASE-4-09)	Approved (23550)

Table 3: History of subject property and surrounding 300 ft, within past 20-25 yrs (See Figure 3: Zoning and Zoning History)					
Fig. #	Date	Location	Request	PD/PAB Recommendation (Docket #)	Council Decision (Ordinance #)
N/A	11/4/15	Properties on Metairie Road bounded by Severn Ave. to the west and Arlington Dr. to the east	CPZ-PED	Approval/Approval (TXT-7-15)	Approved (25041)
1	1/25/12	Lots A and B, Elvis Court Subd.	R-1A to GO-2	Denial/Denial (ELUZ-22-11)	Denied

	Table 4: Comparison of zoning districts for compatibility		
Requirement	R-1A District	C-1 District /CPZ-PED	R-3 District
Front Yard Setback	20 ft.	20 ft./5 ft. to 10 ft.	20 ft.
Side Yard Setback	5 ft. (min.)	5 ft. (abutting residential)	5 ft. (min.) 15 ft. combined
Rear Yard Setback	21 ft.	20 ft.	21 ft.
Height	35 ft.	45 ft.	60 ft.



Reclassification of Lots 1, 2, 3, 4, and 5 (proposed Lot 5A), Elvis Court Subdivision, located at 619 and 625 N. Labarre Rd., from R-1A/MRTPD and C-1/MRTPD/CPZ-PED to R-3/MRTPD

SUMMARY NO.

24865

DOCKET NO.

E-32-17

**COUNCIL
DISTRICT**

5

Aerial Map

Petitioned
Property

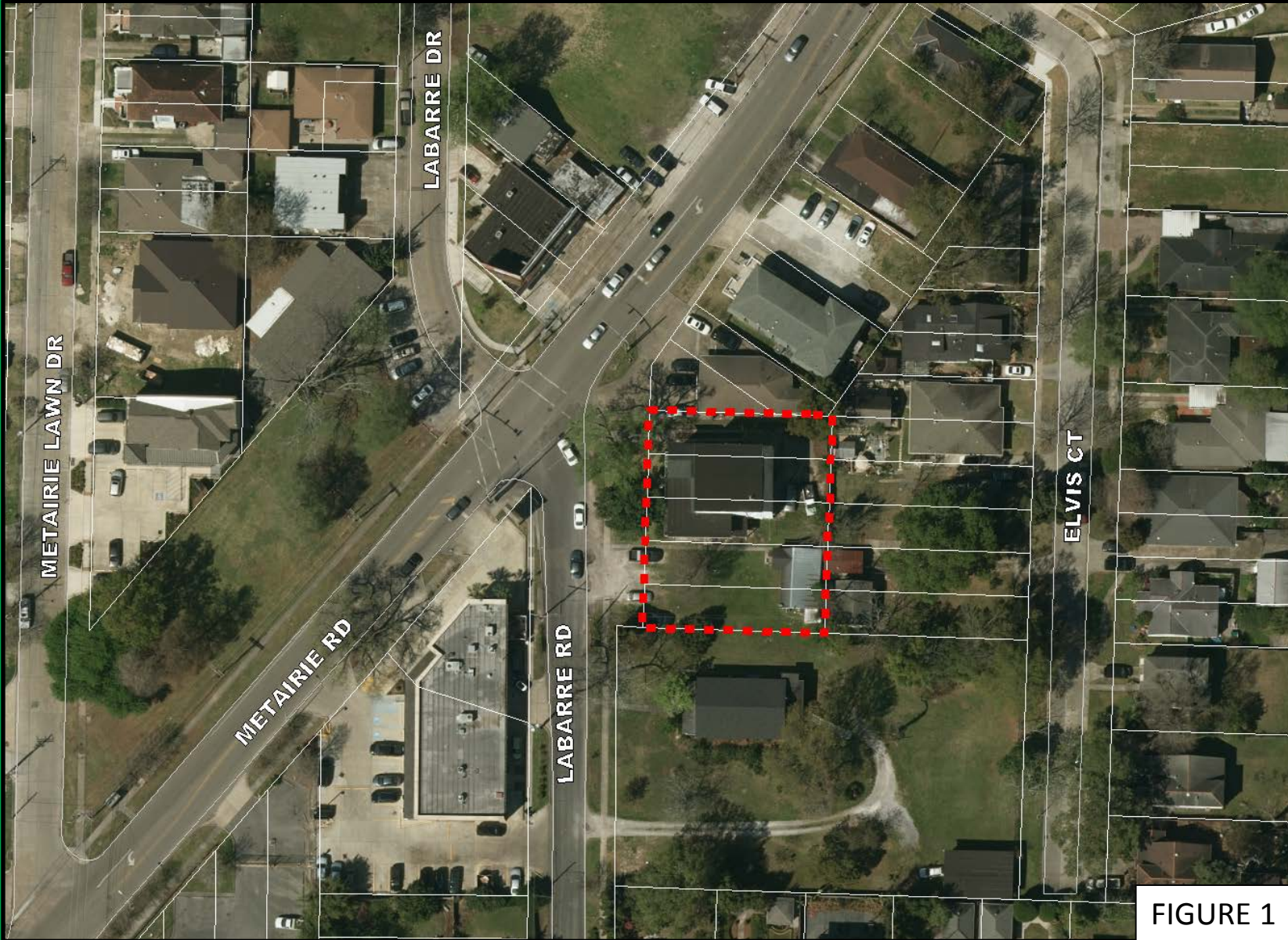


FIGURE 1



Reclassification of Lots 1, 2, 3, 4, and 5 (proposed Lot 5A), Elvis Court Subdivision, located at 619 and 625 N. Labarre Rd., from R-1A/MRTPD and C-1/MRTPD/CPZ-PED to R-3/MRTPD

SUMMARY NO.

24865

DOCKET NO.

E-32-17

COUNCIL DISTRICT

5

Survey

Proposed
Lot 5-A per
ES-163-17-PF

Petitioned Property
(C-1/MRTPD/CPZ-PED
to R-3/MRTPD)

Petitioned Property
(R-1A/MRTPD
to R-3/MRTPD)

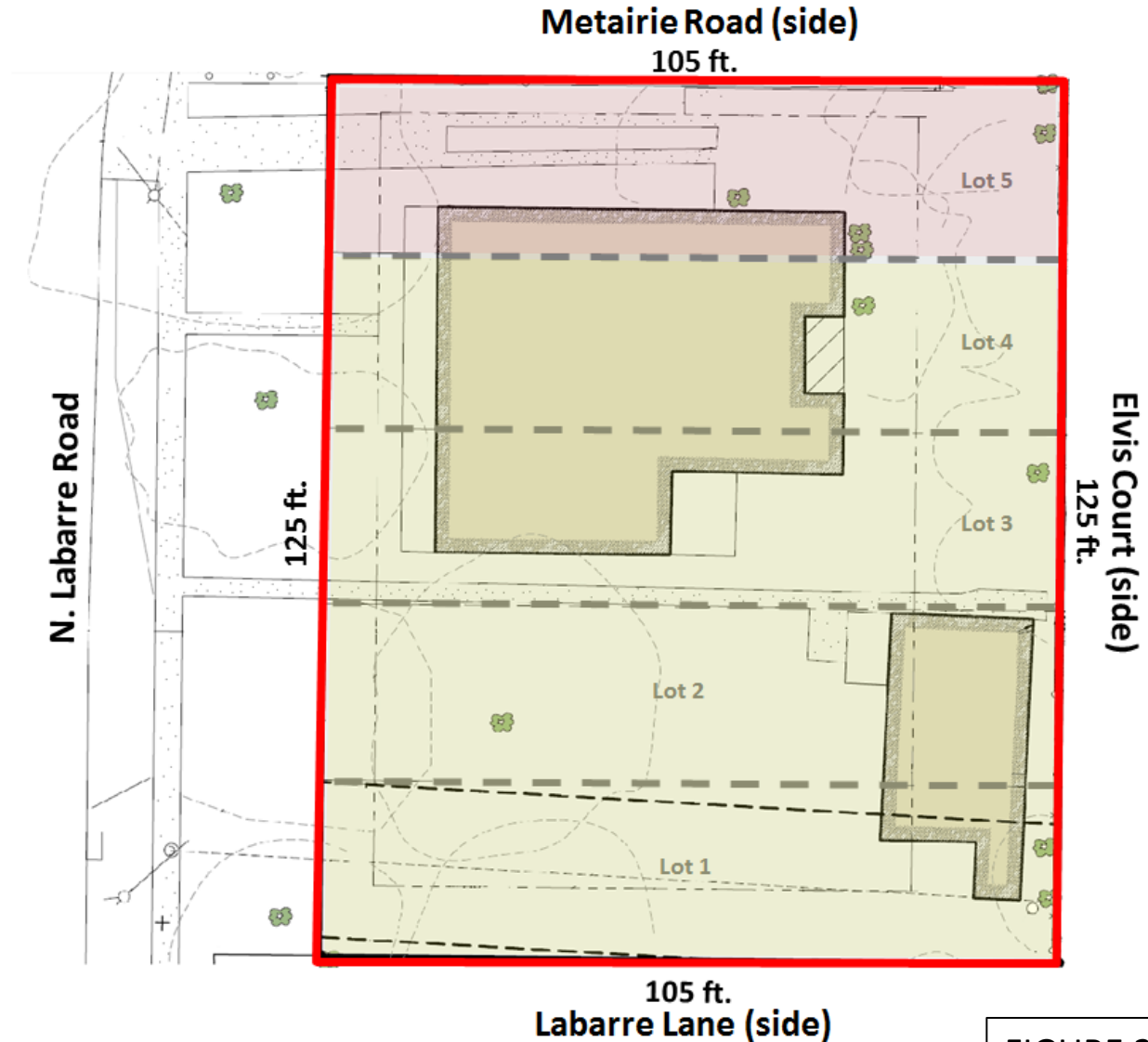


FIGURE 2



Reclassification of Lots 1, 2, 3, 4, and 5 (proposed Lot 5A), Elvis Court Subdivision, located at 619 and 625 N. Labarre Rd., from R-1A/MRTPD and C-1/MRTPD/CPZ-PED to R-3/MRTPD

SUMMARY NO.

24865

DOCKET NO.

E-32-17

COUNCIL DISTRICT

5

Zoning and
Zoning History



Petitioned
Property

CPZ- PED

MRTPD

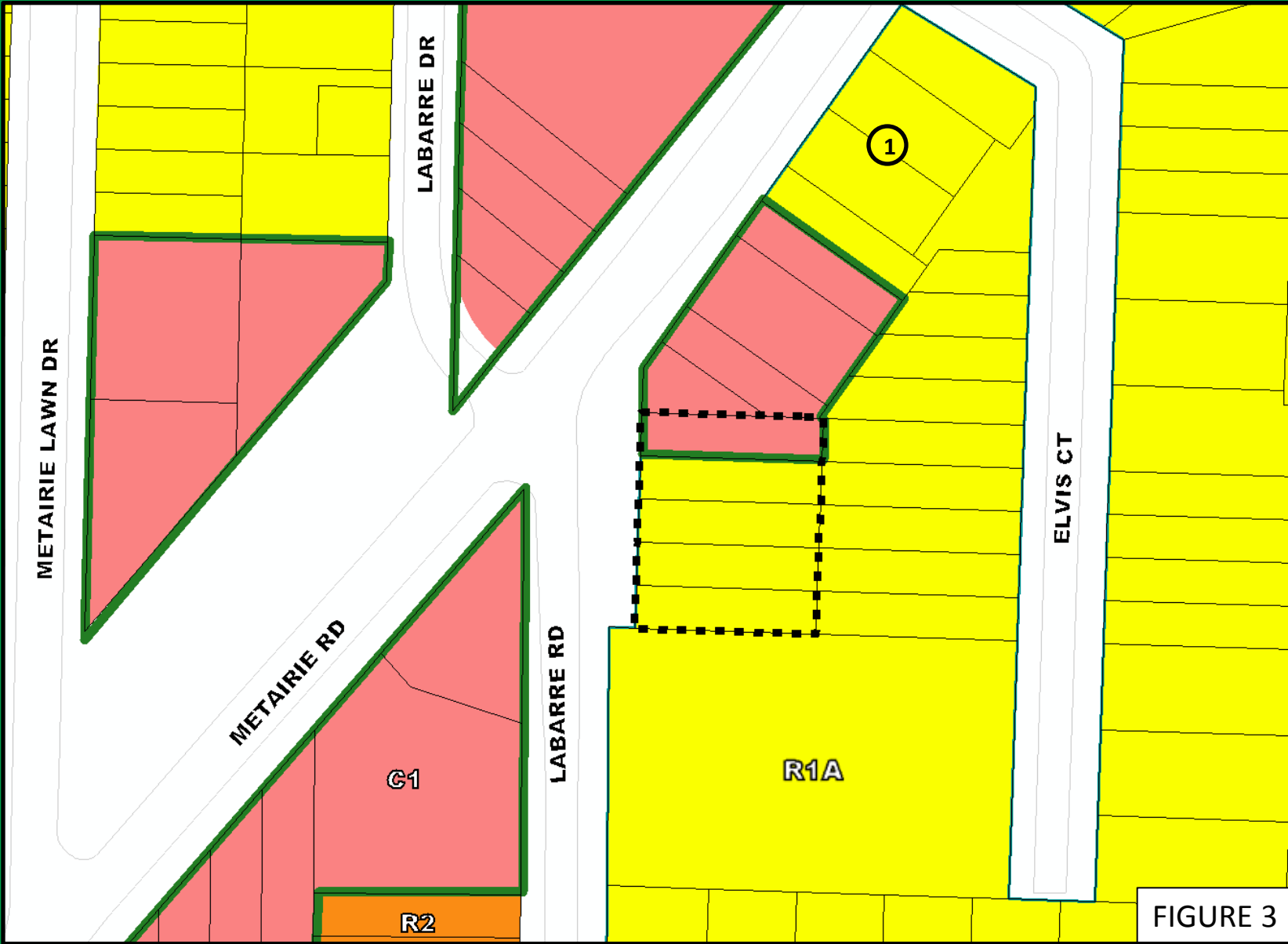


FIGURE 3



**Reclassification of Lots 1, 2, 3, 4, and 5 (proposed Lot 5A), Elvis Court
Subdivision, located at 619 and 625 N. Labarre Rd.,
from R-1A/MRTPD and C-1/MRTPD/CPZ-PED to R-3/MRTPD**

SUMMARY NO.

24865

DOCKET NO.

E-32-17

**COUNCIL
DISTRICT**

5

Zoning

**Petitioned
Property**

CPZ- PED

MRTPD



FIGURE 4



Reclassification of Lots 1, 2, 3, 4, and 5 (proposed Lot 5A), Elvis Court Subdivision, located at 619 and 625 N. Labarre Rd., from R-1A/MRTPD and C-1/MRTPD/CPZ-PED to R-3/MRTPD

SUMMARY NO.

24865

DOCKET NO.

E-32-17

COUNCIL DISTRICT

5

Future Land Use

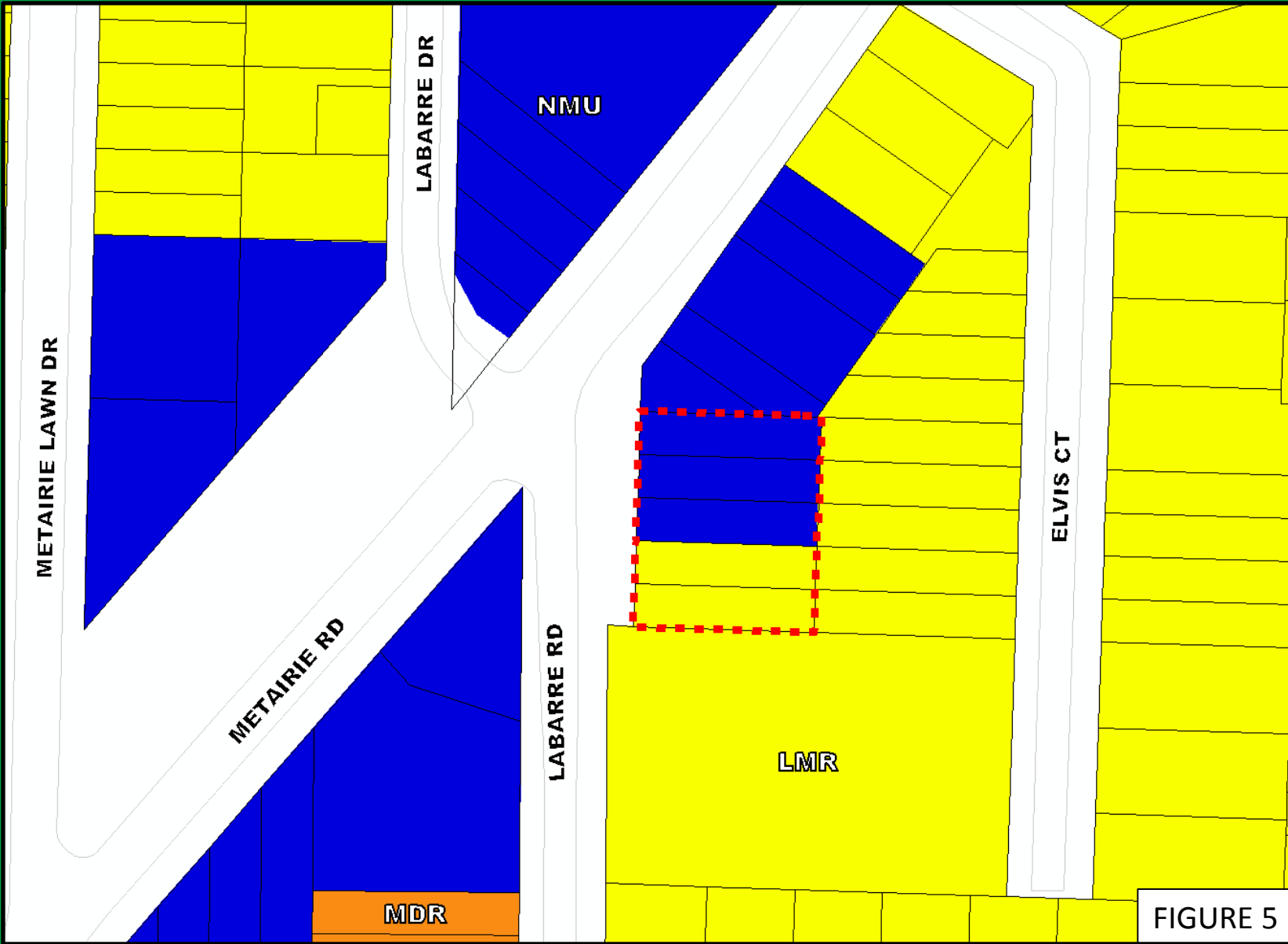


FIGURE 5